

The South Common Town Home Report



Peter M. Gibson's Real Estate Newsletter

May 2025

South Common Town Homes Market Watch

For detailed South Common Town Homes statistics: www.SouthCommon.info

Latest 6 Month Recap of Solds – Oct 1, 2024 - Mar 31, 2025

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	2	909,000	930,000	88
4 bedroom	1	960,000	960,000	82
townhouses				
2 bedroom	1	680,000	680,000	6
3 bedroom	5	823,800	930,000	44
Total	9			54

MISSISSAUGA VOLUME, PRICES DOWN AMID TRADE WAR CHAOS

Average Resale Price

Mar 2025

\$1,046,145

-1.0%

year
year

Mar 2024

\$1,056,300

Market Highlights

- March sales (457 units) were down by 21.3% versus March 2024 and were also well below the latest 5-year average for the month of March (819 units)
- New listings (1,485 units) were up by 36.1% versus last year and total active listings (2,040 units) were up by an eye-popping 94.3% versus last year
- Average selling price of \$1,046,145 was down by 1.0% versus last year amid the heavily supplied market while the median price also fell by 2.1% to \$930,000
- With both borrowing costs and home prices declining, monthly payments are becoming more manageable for households looking to buy a home

Resale Home Sales

Mar 2025

457

-21.3%

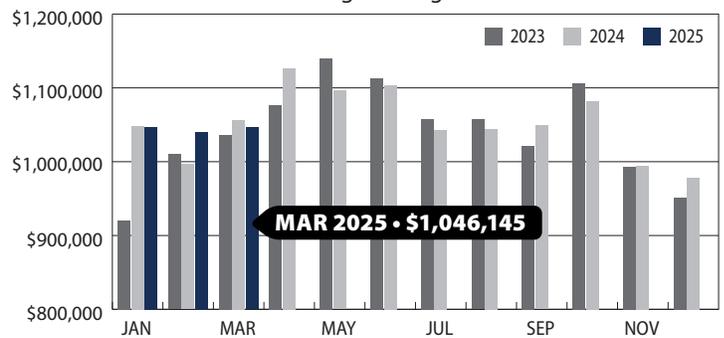
year
year

Mar 2024

581



Mississauga Average Resale Price



Message from Peter M. Gibson...

Tariff-induced market chaos could lead to lower mortgage rates

Financial markets have been in turmoil in reaction to U.S. tariff warfare which has sparked fears of a global recession. Canada will likely face steep trade challenges as growth slows here, overseas and south of the border. That being said, the only Canadians who potentially could come out ahead are those shopping for a fixed mortgage rate. That's because pricing for this type of mortgage takes its cues from bonds and bond yields have reacted to the most recent tariff news by plunging to lows not seen in three years. If you're currently shopping for your mortgage, coming up for renewal, or looking to refinance, it's smart to put in an application now. Doing so will give you access to rate hold options, allowing you to secure today's rate pricing, even if interest rates rise in the near future.

Peter M. Gibson



Peter M. Gibson
Sales Representative

Working Hard to Move You...

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www.SouthCommon.info for the rest of your newsletter...

PETER'S LISTINGS

2 BEDROOM + DEN, 2 BATHROOM CONDO



For Sale

Great opportunity to own a brand new, never lived in, luxurious condo in Milton. Ground level unit, 1,219 sq. ft with large outdoor patio and top-tier amenities. Call me for more details at 416-347-1649.

LET'S REVERSE THE TARIFFS...



On My Services!

For a limited time, I'm going to reduce the cost of my services by 25% by covering a portion of a seller's HST or a buyer's Ontario Land Transfer Tax. Contact me for more details at 416-347-1649.

TWO 1 BED ROOM+ DEN, 1 BATHROOM CONDOS



For Sale

Two very well maintained 1 bedroom + den, 1 bathroom condos in Eagle Ridge just listed. Both with incredible views. Interested? **Contact me for more details.** 416-347-1649 or 1pmgibson@gmail.com.

How to Choose the Right Outdoor Furniture for Your Patio



As the temperature starts to crawl into the double digits, there are signs of life everywhere. While it might not be time to sunbathe, it's a great time to start thinking about purchasing new patio furniture. With shipping times sometimes weeks out, we recommend ordering now so you're all set up when the weather is ripe for outdoor hosting. Here are some considerations when choosing the right outdoor furniture for your patio.

Pick a purpose

Are you looking for a space to eat outside when the summer rolls around? Or is your priority relaxation? Honing in on your purpose will help you to identify the right furniture for you, whether that means a proper table and chairs for dining, chaise lounges for reclining, or collapsable furniture you can easily move around.

Choose a durable material

Choosing the right outdoor furniture can be the difference between owning it for 2 years or 20. Opting for a durable material like wood or stainless steel is great for inclement weather like rain and snow (particularly if you plan to keep it uncovered year-round). Wicker and rattan are also good at withstanding the elements. Plastic can also be a good lightweight alternative if you're planning to move chairs around when hosting but is often more prone to scuffing.

Measure, measure, measure

Be sure to take measurements of your whole patio or deck space when buying furniture. Taking into consideration factors like how much space you'll need to open screen doors, and if you have enough room around the barbeque area, will help to find

the right fixtures for your layout. You also want enough space for multiple guests to move around comfortably.

Comfort is key

It might seem like a waste of money, but you should always invest in furniture with comfortable cushions. Wooden chairs with flimsy cushions aren't a bargain if your butt is numb after the first course of your inaugural outdoor dinner party. Try to test your furniture in-store to make sure it passes the comfort test, or at the very least, read all of the reviews. Cushion covers that are water-resistant, UV-protected, and easy to clean will also make al fresco dining a lot more fun.

www.SouthCommon.info for the rest of your newsletter...

PRICELESS QUOTES

"Science may never come up with a better office communication system than the coffee break." – Gene Perret

"All of us have moments in our lives that test our courage. Taking children into a house with white carpet is one of them." – Erma Bombeck

"I was feeling irritable and moody. It was that difficult time of the month when the credit card statement arrives." – Julie Walters

"The chief distinction of a diplomat is that he can say no in such a way that it sounds like yes." – Lester B. Pearson



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